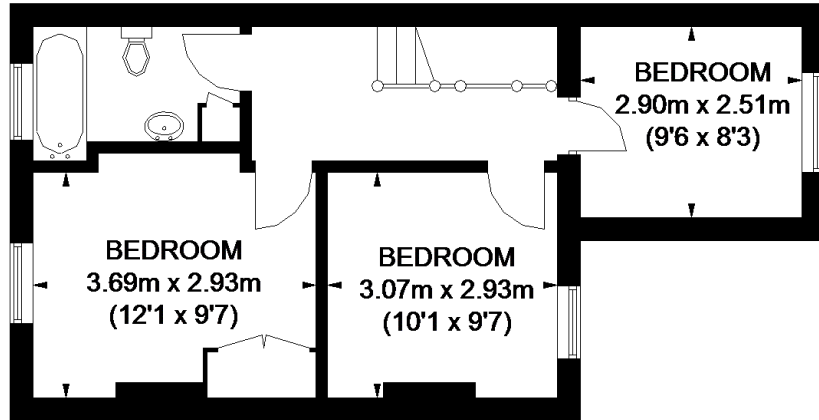
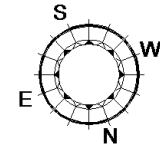


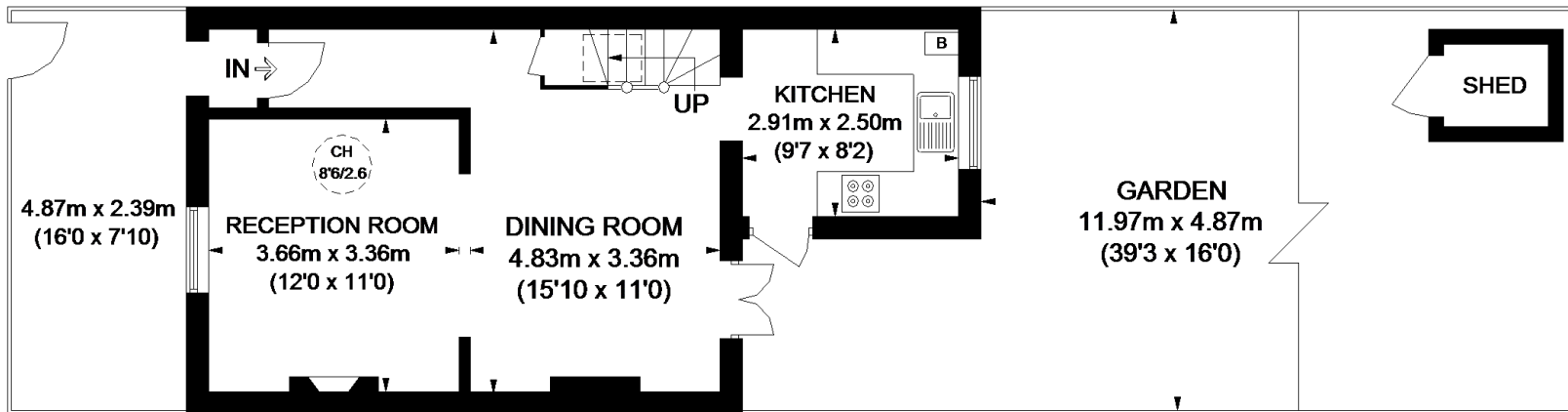
# VICTORIA ROAD



**FIRST FLOOR**



APPROXIMATE GROSS INTERNAL AREA  
 (EXCLUDING REDUCED HEADROOM / SHED)  
 GROUND FLOOR = 428 SQ. FT. (39.8 SQ. M.)  
 FIRST FLOOR = 443 SQ. FT. (41.2 SQ. M.)  
 REDUCED HEADROOM  
 6 SQ. FT. (0.6SQ. M.)  
 TOTAL = 877 SQ. FT. (81.6 SQ. M.)



**GROUND FLOOR**



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Countrywide / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID480171)